

Notice for General Membership Meeting

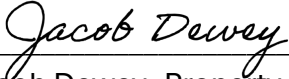
July 15th, 2026

5:00 PM MT

Snowfall Point Condominiums Association will be having a **General Membership Meeting** on July 15th, 2026.

The meeting will be held via ZOOM. If any members of have any questions, please contact Jacob Dewey at Jacob@millcreekmgmt.co or call 719-551-9222 prior to the meeting.

Notice, July 3rd, 2026



Jacob Dewey- Property Manager

Mill Creek Management is inviting you to a Zoom Meeting

Topic: SFP GM Meeting

Time: Jul 3, 2026 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93735041661?pwd=xjeo6MknFra32vCVginraQlFXmL1m3.1>

Meeting chat link

<https://zoom.us/launch/jc/93735041661>

Meeting ID: 937 3504 1661

Passcode: 898924

Meeting Agenda

July 15th, 2026

5:00 PM MT

- Call Meeting to Order
- Financial Report
- Managers' Report
- Old Business
- New Business
- Open Forum
- Adjournment

SNOWFALL POINT CONDOMINIUM ASSOCIATION

20 SNOWFALL DRIVE
CRESTED BUTTE CO, 81225

Members who cannot attend the 2026 general membership meeting on July 15th 2026 are allowed to vote by proxy. If you are unable to attend this general membership meeting, please fill out and mail or email the proxy below so that your vote will count. **PROXIES MUST BE RECEIVED NO LATER THAN 5PM ON JULY 14TH, 2025**, and should be mailed or emailed to:

Snowfall Point Condominiums Association
c/o Mill Creek Management
P.O. Box 1561
Gunnison, CO 81230
Email: jacob@millcreekmgmt.co

REVOCABLE PROXY SNOWFALL POINT CONDOMINIUM ASSOCIATION

The undersigned appoints:

Member in good standing of
Snowfall Point Condominiums Association

to act as my (our) proxy at the general membership meeting of the Association to be held on July 15th, 2026, at 5:00 p.m. and to vote or otherwise represent the undersigned in any business that may properly come before the meeting.

This proxy is revocable at any time prior to its exercise by written notice to the attention of Jacob Dewey at Mill Creek Management. jacob@millcreekmgmt.co

Unit # _____

Member Signature(s)

Date

Print Name(s)

Email address

Board of Directors Nominees

Name: Roy Gunsolus

Unit #: 4

Why are you interested in the Board position? We purchased our unit in 2018 and have actively engaged in the Snowfall Point community from the beginning. I have served on special committees over the years (chair of the Architecture Committee and a member of the 3-person Paving Committee) and am keenly interested in maintaining the value of our complex and ensuring that cost effective and appropriate maintenance is provided. My goal would be to proactively avoid costly assessments and responsibly maintain and enhance our community. officially retired in June of 2025

Any personal or professional background you would like to share I am a registered architect and as such have a reasonable knowledge of design and construction. I have not I have not served on the board prior due to working a fulltime job. I officially retired in June of 2025 and accordingly have the necessary time to devote to the responsibilities of serving as a board member. I do not take this responsibility lightly and would try to stay connected with our residents through impromptu conversations onsite. I am an avid mountain biker, skier, and hiker and thoroughly enjoy the amenities we all have access to as residents of Crested Butte. My wife Jody and I and our 2 sons have visited Crested Butte every year since the mid 1990's and we finally were able to realize our dream of owning in 2018 in response to our retirement dream. We are all very fortunate to own units in this beautiful place – our complex is unique in that it is semi-secluded with beautiful views to the mountains.

Snowfall Point Condominium Association

General Membership Meeting Minutes

July 30th, 2025

The General Membership Meeting was opened by Jacob Dewey of TAVA Real Estate at 5:00 pm MT. This meeting was held via ZOOM

Jacob Dewey asked for a roll call of Board present:

Bill and Sonja Wendt

Brian and Betsy Cooney

Jody and Roy Gunsolous

Kathy and Ray Turner

Kathy and Ray Turner

Matt Gutter

Mike Goldstorm

Phil McPherson

Fancies and Henry Soechting

Annie Robertson

Lindsey Collins

Quorum Established

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on July 1st 2025. The meeting was properly noticed.

Financial Report

Funds available as of 07/30/2025

- Operating Account: 7,900
- Reserve Account: 19,100

Budget

- The driving factors for the dues increase are insurance and
- Brian expressed that he feels that we should be seeing an increase in the reserve contributions as there are inflationary pressures and everything is getting more expensive.

- Mike Goldstorm expressed that he would prefer ongoing assessments instead of stock piling money in the reserve.
- There was a long discussion on special assessment for the roof work. The membership agreed to have each unit pay \$1,000 dollars to pay for the project.

New Board Member Election

After voting, the majority (8 votes) of the membership elected Brian Cooney to the Board of Directors. His term will end in 2028

New Business

Grounds Update

- Nick Sledge stated that they have been mowing, spreading seed,
- Resecured all the deck railings. The metal railing is bent and when the boards are screwed to them, it is causing the waviness.
- Nick painted 2 of the community benches and reattached some of the stones around the painters.
- Nick got a quote from R&J Drywall to redo the stucco. We have 2 options,
 - 1 - repair all the cracks and paint so it is the same color
 - 2 – put a new skim coat on the whole building
- Nick said that he is going to re paint the cable boxes on the ends of the buildings.
- Roy suggested that the HOA should look at creating a master architectural pallet to help guide.

Roof Update

- Nick talked with Axtell Mountain Construction, and they submitted an inspection report. The current managing company also talked to Dunright. Both reports corroborated each other regarding the problems with the roof.
- Dunright is scheduled to do a screw and glue this fall. He will also be replacing the chimney caps.
- The membership discussed the poor screw and glue that happened last fall, and agreed that a roofing professional needs to do a screw and glue this fall
- Mike Goldstorm requested that there be better visibility on bigger projects.

Unit 10 Damage

- There was quite a bit of damage in unit 10 and LACY construction said that they would help fix the issue. Annie had requested that we wait through the fall to make sure that all the dirt work done by Detrich worked. Jacob has been talking with LACY Construction over the past month to submit all our documentation and expects to hear next week.

Adjournment 6:35 pm MT